

**BEFORE THE PLANNING
COMMISSION FOR
THE CITY OF BEAVERTON,
OREGON**

After recording return to:
City of Beaverton, City Recorder:
4755 SW Griffith Drive
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR A)
LAND DIVISION - REPLAT APPROVAL TO) ORDER NO. 2311
CONSOLIDATE THE THREE PARCELS THAT) LD2012-0009 ORDER APPROVING
COMPRISE THE SITE (WATERHOUSE RIDGE)) WATERHOUSE RIDGE MEMORY CARE
MEMORY CARE). WATERHOUSE RIDGE)
MEMORY CARE, LLC, APPLICANT.)

This matter came before the Planning Commission on November 28, 2012, on a request for a Land Division - Replat approval to consolidate three parcels to create one parcel in a residential zone. The subject site is located on the west site of NW 158th Avenue, south of Waterhouse Avenue and north of Greenbrier Parkway and can be specifically described as Tax Lot's 200, 300, and 400 on Washington County Tax Assessor's Map 1N1-32BC.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the findings of the Staff Report dated November 21, 2012, as to applicable approval criteria contained in Sections 40.03 and 40.45.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2012-0004** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 21, 2012, and based on the additional findings made by the Planning Commission made through the course of the hearing subject to the conditions of approval as follows:

- A. Prior to approval of the final plat consolidating the lots, the applicant shall:**
1. Show granting of any required on-site easements on the partition plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing and proposed site improvements. (Site Development Div./JJD)
 2. Shall obtain City Planning Director and City Engineer signature approvals by providing the City with a copy of documentation that this single parcel plat has been prepared in a format acceptable with Washington County Surveyor's and Land Record Office with City Signature Blocks. (Planning/CP)
 3. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning Division/CP)

Motion CARRIED, by the following vote:

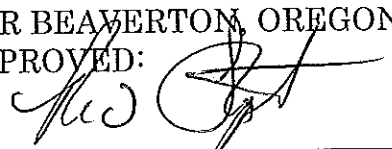
AYES: Overhage, Maks, Doukas, Fagin, Nye, and
Stephens.
NAYS: None.
ABSTAIN: None.
ABSENT: Winter.

Dated this 7th day of December, 2012.

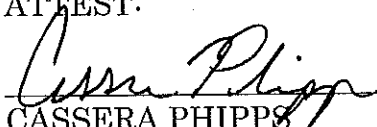
To appeal the decision of the Planning Commission, as articulated in
Land Use Order No. 2311, an appeal must be filed on an Appeal form
provided by the Director at the City of Beaverton Community Development
Department's office by no later than 5:00 p.m. on Monday, December 7, 2012.

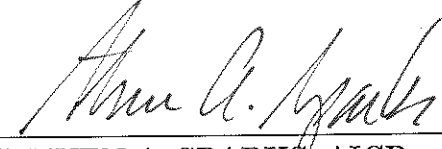
PLANNING COMMISSION

FOR BEAVERTON, OREGON
APPROVED:


RIC STEPHENS
Chair

ATTEST:


CASSERA PHIPPS
Assistant Planner


STEVEN A. SPARKS, AICP
Planning Division Manager